

PB# 73-62

Woodwind (Extension)

Woodwind Sekury 73-42
S/D.

Per approved 10/10/73

Approved 5/13/76
 subject to letter by Atty. Gen.
 received 5/13/76
 acceptance letter 6/9/76
 given to T.C. office 6/28/76

Comptroller
 OFFICE OF THE TOWN ENGINEER
 TOWN OF NEW WINDSOR
 555 UNION AVENUE NEW WINDSOR, NEW YORK 12550
 PHONE 565-8802

No.
 Date.. 6/28/76.....
 Rec'd from .. Planning Board ..
 Amount... 600.00 ..
 For .. Intro - Parkland - 6 lots ..
 Signature ... Ruth Laverky ..

GENERAL RECEIPT

2891

Town of New Windsor, N. Y.

Received of .. Intro Development Corp. .. June 28, 1976 .. \$ 25.00 ..
 Twenty-five and 00/100 .. Dollars
 For .. Planning Board ..

DISTRIBUTION:

FUND	CODE	AMOUNT

BY .. Pauline M. Townsend ..
 Deputy Town Clerk ..
 TITLE

PUBLIC NOTICE OF HEARING BEFORE THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR
Pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 535 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on Wednesday, the 13th day of January, 1971, at 8:30 o'clock in the evening, to modify and approve, or disapprove the preliminary layout for the following proposed subdivision, submitted to the Planning Board entitled: SIKUY REALTY CORP., Town of New Windsor, County of Orange, State of New York; consisting of four lots on a two plus or minus acre site, generally situated on McNeary Lane approx. 700' south of Little Britain Rd. (Route 207), bounded on the west by lands of Robert McNeary, south by Windsor Estate, north by Newburgh Packing Co., Inc. east by lands of Nuvim Holding Corp.
By order of the Planning Board of the Town of New Windsor, Orange County, State of New York.
Dated: December 22, 1970.
JOSEPH C. TALLARICO
Chairman
Jan. 2

**State of New York
County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and says that he is Principal Clerk of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published One Time

in said newspaper, commencing on the 2nd day of January A.D., 19⁷¹ , and ending on the 2nd day of January A.D., 19⁷¹

Subscribed and sworn to before me this
..... 15th day of February 19⁷¹

Hugh V. Nocton

Joseph C. Tallarico

**Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 19⁷¹**



Date

9-12-23

Application No.

73-62APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision WOODWIND (EXTENSION)
2. Location Mc NARY LANE
3. Acreage _____ 4. Number of lots 6 5. Zone _____
6. Name & address of subdivider IN BRO HOMES INC
7. Name & address of record owner of land IN BRO HOMES INC
UNION AVE NEW WINDSOR, N.Y.
8. Present and intended uses SINGLE FAMILY HOMES

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

IN BRO HOMES, INC
BY: [Signature] Attorney



OFFICE OF THE SUPERVISOR

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8800

October 19, 1976

Mrs. James Young, Chairperson, Town Board Committee
Woodwind Homeowners Association
315 Nina Street
New Windsor, N. Y. 12550

re: Dedication Of Woodwind Roads

Dear Mrs. Young,

A meeting was held Friday morning October 1, 1976 with resident taxpayers of Woodwind, Planning Board Chairman Henry Van Leeuwen, Planning Board Vicechairman Alfred Argenio, Town Attorney Philip Crotty, Town Engineer Paul V. Cuomo and myself.

The subject of meeting was the dedication of Woodwind roads and the preparation report for subject dedication.

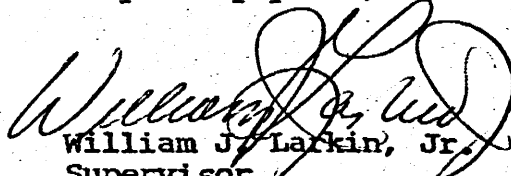
Town Attorney Crotty outlined the law in respect to the responsibility for roads at the present time and later.

I discussed the dedication of road procedures (see attached page from Town of New Windsor Street specifications for Subdivisions and Proposed Town Roads Local No. 5 1967).

Henry Van Leeuwen, Planning Board Chairman, stated that the Planning Board cannot ask for any more than is in the specifications and more than the law requires.

Finally I agreed to contact the developer in order to see if debris resulting from repairing curbs can be removed from the roads. (Note: An inspection October 19 by engineering department revealed that subject debris has been removed.)

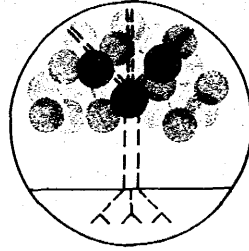
Very truly yours,


William J. Larkin, Jr.
Supervisor

WJL/mfb
attachment

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

Received April 19 1976
**County
of
Orange**

Louis V. Mills, County Executive

April 2, 1976

Mr. Henry Van Leeuwen
Arkel Motors
Windsor Highway
Route 32
New Windsor, New York

Re: PNRS - NY-3121 - Housing - Windsor Country Club Estates
INBRO HOMES, INC.-NEW WINDSOR, N.Y.

Dear Mr. Van Leeuwen:

Enclosed is a copy of the project notification on the above project. It has been forwarded to us for review and comment, in accordance with the Federal Office of Management and Budget Circular A-95 and Tri-State Regional Planning Commission Resolution No. 125. Our responsibility in this matter is to ascertain whether the proposal is consistent with overall County and local planning objectives.

As the proposed project will be undertaken in your community, it will be appreciated if you would review same and indicate your interest on the enclosed card. If other than no interest or comment, you have five (5) days from the return date of the card in which to prepare and submit a letter explaining your interest in the project.

Thank you for your cooperation.

Sincerely,

Peter Garrison

Peter Garrison
Commissioner of Planning

Reviewed by:
Vincent C. Poloniak
Project Review Coordinator
VCP:jh
Enclosures
End of Review Period 4-20-76
Card Date 4-15-76

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

Sponsor's Name: INBRO HOMES INC.
Street Address: 555 NORTH AVE
FORT LEE N.J. 07024
City or County State Zip Code
Phone: 914 561-6170
Area Code 914 562-6220

FHA File # ASP 213

Subdivision Name: WINDSOR COUNTRY
Tract Number: 85721
Location: UNION AVENUE
NEW WINDSOR CLARENCE COUNTY, NY

APPLICATION FOR SUBDIVISION FEASIBILITY ANALYSIS

A feasibility analysis of this proposal is requested and the following exhibits are enclosed:

- ☐ Location Map
☐ Preliminary Subdivision Plan
☐ Signed FHA Form 2010

Optional information submitted

- ☐ Soils Report ☐ Topographic Data
☐ Preliminary Grading Plan
☐ Other _____

GENERAL INFORMATION:

1. Sponsor is ☒ Land Owner
☐ Option Holder
2. Size of this Parcel 47.4
3. Number of Lots: 131
4. Typical Lot Size: 1/4 ACRE
5. Adjacent Land Under Sponsor's Control: _____ Acres
6. Other Land Uses: _____
7. Sponsor will:
☒ develop land and build homes; initial plan is to start _____ homes in 30000 to 45000 price range.
☐ develop land and sell improved lots.
☐ produce finished typical building sites at a price of \$ _____
☐ limit site grading to minor redistribution with house foundations in natural soil.
☐ construct house foundations on soils engineered cuts and fills.
8. Any Special Assessments? ☐ Yes
☒ No. If yes, describe under Remarks.

REMARKS:

9. Any Mineral Reservations?
☐ Yes ☒ No
If yes, describe under Remarks.
10. Is Tentative Map approved by Local Authorities? ☒ Yes ☐ No
11. Is Plat recorded? ☒ Yes ☐ No
12. Covenants recorded? ☒ Yes ☐ No
☐ Will be identical to previous unit.
☐ Will conform with FHA Data Sheet 40.
13. a. Water System: ☒ Central (Public or Community) ☐ Individual
b. Sewerage System: ☒ Central (Public or Community) ☐ Individual
14. Proposed Street Improvements:
Pavement Base 2 1/2"
Wearing Surface ASPHALT
☐ Curb and Gutter ☐ Sidewalks
15. Underground electric and telephone?
☒ Yes ☐ No (Explain under Remarks)
16. Will development include common area?
☒ No ☐ Yes (Describe facilities and maintenance under Remarks)
17. Sponsor ☐ has ☒ has not previously dealt with this FHA office. ☐ has dealt with other FHA offices (Explain under Remarks).

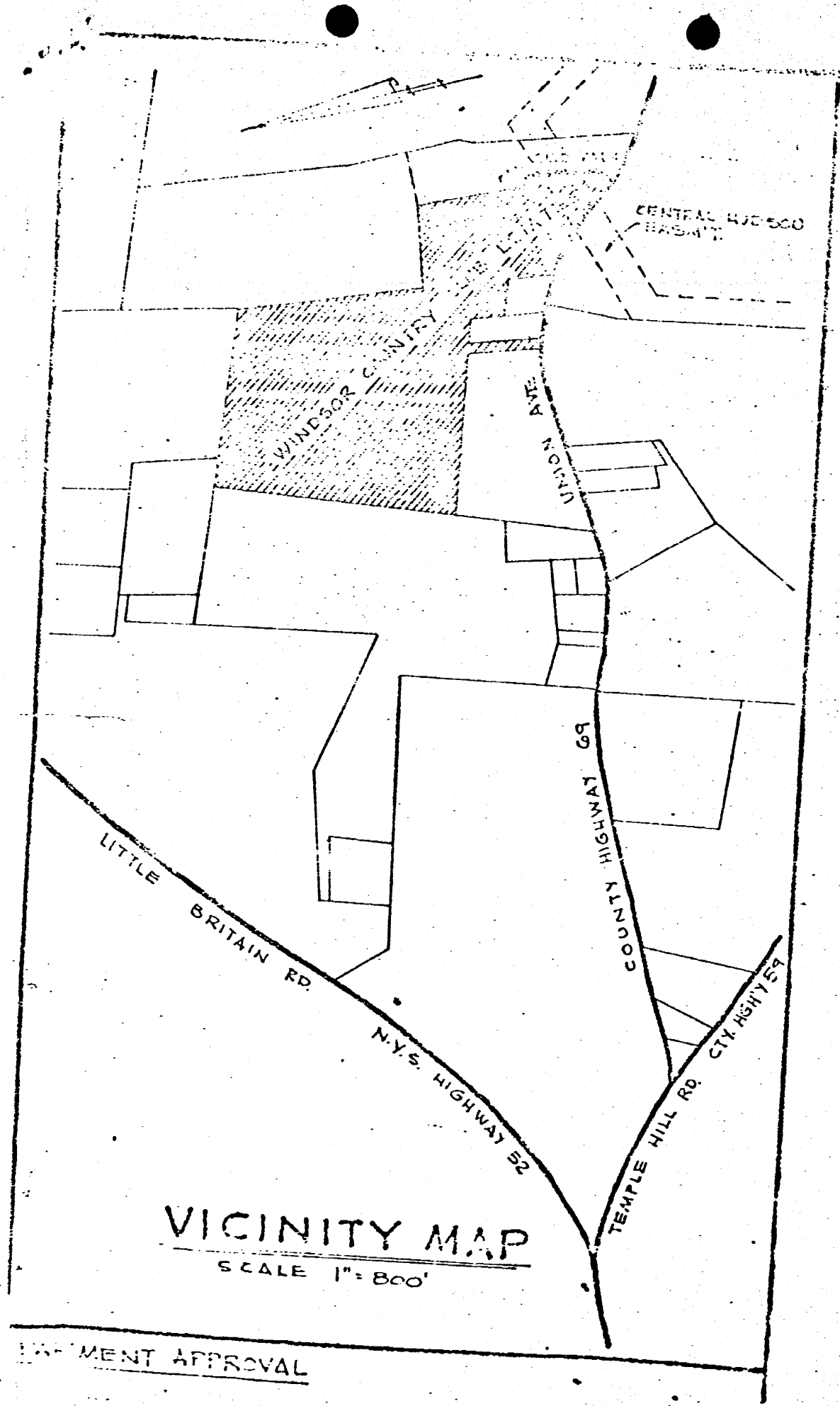
CERTIFICATE

By submitting this request for site eligibility and signing this certification, builder, developer, seller or other signatory agrees with the Federal Housing Administration that pursuant to the requirements of the FHA Regulations, (a) neither it nor anyone authorized to act for it will decline to sell, rent or otherwise make available any of the properties or housing in the subdivision to a prospective purchaser or tenant because of his race, color, creed or national origin; (b) it will comply with state and local laws and ordinances prohibiting discrimination; and (c) failure or refusal to comply with the requirements of either (a) or (b) shall be a proper basis for the Commissioner to reject requests for future business with which the sponsor is identified or to take any other corrective action he may deem necessary to carry out the requirements of the Regulations.

Signed: Joseph P. Rosen VICE-PRES. INBRO HOMES INC.
(Sponsor) (Title) (Name of Development Company)

Date: 1/29/76

ASP-1



VICINITY MAP

SCALE 1" = 800'

EXHIBIT APPROVAL

ORANGE COUNTY DEPARTMENT OF HEALTH
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

NEW WINDSOR PLANNING BOARD

December 17, 1975

TO: Mr. Israel Ingberlian, Secretary
Imbro Development Corporation
308 Nina Street
New Windsor, New York 12550

The Orange County Department of Health certifies that a realty subdivision map entitled **Woodwind Subdivision (Extension Block F)** and dated **August, 1974**, located in the **Town of New Windsor** showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the Department on this date pursuant to Article 11 of the Public Health Law.

The following information was furnished in the application for approval of plans:

Number of Lots: **6** Total Area: **3.112 Acres**

Water Supply: **New Windsor Water District #6**

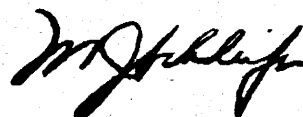
Sewage Disposal: **New Windsor Sewer District #13**

The applicant intends to **build homes.**

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without **water supply and sewerage** facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.

Town Planning Board



M. J. Schleifer, P. E.
Assistant Commissioner

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

August 19, 1975

Rider, Weiner & Loeb
Little Britain Road
New Windsor, New York 12550

Re: Woodwind (suiky)

Att.: Elliott Weiner, Esquire

Dear Mr. Weiner:

At the July 23, 1975 meeting of the New Windsor Planning Board a six month extension was granted to preliminary approval of the Woodwind (suiky) 6 lots.

The Planning Board would like to have the drainage from Oxford Road to Mac Nary Road as described in Town Engineer Cuomo's letter to Mr. Joseph Rosen dated July 17, 1975 as attached.

Respectfully,

Henry Van Leeuwen

HENRY VAN LEEUWEN
Vice Chairman

HV:sh
Attachment

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

*received July 23, 1975
Planning Board
JH*

M. J. RIDER (1906-1968)
ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER
DAVID L. LEVINSON
STEPHEN L. REINEKE

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

July 21, 1975

FINAL APPROVAL 4/19/77
Re Woodwind Extension
Our File #11,778

*using Revised map
Aug 1974*

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Dear Sir:

The Woodwind Extension consists of six (6) lots formerly owned by Suki Realty. Preliminary approval was first given to Suki Realty. However, when the Woodwind people went in to develop the property, their engineer had to revise the map to reflect changes, requested by the Town, in water and sewer lines and drainage.

Your board approved this revised map and gave us preliminary approval. The revised map was submitted to the Health Department by our engineer, Theodore Jargstorf. Mr. Jargstorf tells me that he had to send the map back several times but expects to have approval shortly.

Under the circumstances, I would appreciate it if you would give us a six (6) month extension of the preliminary approval. We hope to have final Health Department approval by then so that we can ask your Board for final approval.

Thank you for your cooperation.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

By

Elliott M. Weiner

EMW/gm



1763

TOWN OF NEW WINDSOR

OFFICE OF THE TOWN ENGINEER
NEW WINDSOR, NEW YORK

914 - 565-8802

July 17, 1975

Mr. John Rosen
Inbro Development Corp.
308 Nina Street
New Windsor, N. Y. 12550

Dear Sir;

The recent storm has revealed the following drainage deficiencies in the Woodwind Subdivision.

1. There still has to be gutter line work completed in front of the Gerard Mangieri property at 420 Philo Street.
2. A existing grate will have to be lowered in the vicinity of 410 Philo Street.
3. The drainage to be constructed across the Ciccone property should be 24" diameter.
4. The drainage from Oxford Drive should be 24" and completely piped to MacMary Road. An overhead asphalt gutter with intake should be constructed to take care of the overland water coming from back of the houses on Oxford Drive.
5. Open ditch behind Chong property should be piped.

As far as the pipe you agreed to put in behind the Mangerie property, I am in the process of obtaining a release from Sy Cohen.

Yours truly,

Paul V. Cuomo, P. E.
Town Engineer

PVC/mfb
cc: Supervisor Fischer
Attorney Crotty



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

December 5, 1974

Elliott Weiner, Esquire
Rider, Weiner & Loeb Attorneys
Little Britain Road
New Windsor, New York 12550

RE: Woodwind(suiky)

Dear Mr. Weiner:

At the request of Mr. Jargstorf
this S/D has been placed on the agenda for December
11, 1974. It is number seven (7) on the Agenda and
the meeting starts at 7:30 p.m.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL:sh

#7 on the Agenda:

Woodwind Ext. (Suiky) #73-62
located off Route 207
Represented by Attorney Elliot Weiner

12/11/74
JSL

Attorney Weiner: The Town came along and wanted an easement for Sewer District No 17. Mr. T. Jargstorf had to move his line so before we go to the Health Department we need your approval. We need approval sewer change and lot line change. Also a 6 month extension.

Chairman Loscalzo: Any questions from the Board?

Mr. Argenio: He is within his lot size.

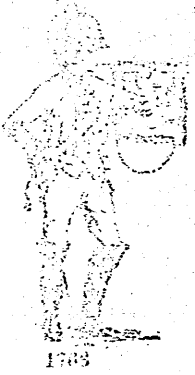
Attorney Weiner: We want to go to the Health Department with the map.

Motion by Mr. Jones seconded by Mr. Spignardo that the New Windsor Planning Board grant a six month extension to Woodwind (Suiky Subdivision #73-62 and also to approve the Lot Boundary on lot 5F and 6F. Vote: all ayes, Motion carried.

#8 on the Agenda:

CONNELLY INDUSTRY #74-7
Located on Route 32
Represented by Mr. Donald Bohem and Mr.
Morton Marks

Mr. Bohem: We are here to request use of the retention basin.



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

June 28, 1974

Town Board
Town Hall
555 Union Avenue
New Windsor, New York

RE: Lake Hills Subdivision

Gentlemen:

In relation to your letter of June 4, 1974
the Planning Board voted unanimously not to consider
Lake Hills Subdivision proposed by Shelter Realty
Corporation until the Moritorium is lifted.

Respectfully,

Joseph Loscalzo
JOSEPH LOSCALZO
Chairman

JL:sh

RECEIVED

APR 17 1974

RIDER, WEINER & LOEB, P.C.
ATTORNEYS AND COUNSELLORS AT LAW

NEW WINDSOR PLANNING BOARD

ELLIOTT M. WEINER
JAMES R. LOEB
DAVID L. RIDER
DAVID L. LEVINSON

POST OFFICE BOX 1268
LITTLE BRITAIN ROAD (ROUTE 207)
NEWBURGH, NEW YORK 12550
(914) 562-8700

April 16, 1974

Re Woodwind Extension (Sikuy)
Our File #11, 778

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Att: Joseph Loscalzo, Chairman

Dear Joe:

On October 24, 1973, you gave us preliminary approval of this six lot subdivision.

We have not received Health Department approval as yet, so we are not in a position to ask for final approval.

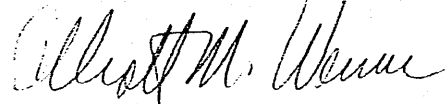
Under the circumstances, we would appreciate a six-months extension of our preliminary approval.

Thank you very much for your cooperation.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

By



EMW/gm

P. Board
2-27-74
\$

TOWN OF NEW WINDSOR
OFFICE OF THE HIGHWAY SUPERINTENDENT
Joseph F. Vesely
NEW WINDSOR, NEW YORK, 12550

February 14, 1974

Imbro Development Corp.
308 Nina Street
New Windsor, New York 12550

Subject: Drainage problem

Dear Sir:

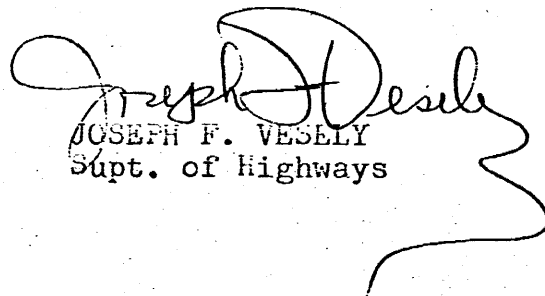
This letter is in regard to a drainage problem that we anticipate on Nina Lane on the South Side of Lot 36.

Mr. Paola who is quite concerned with flooding of his property brought to my attention a 12" drain that has been there for many years is being blocked off by people who have now purchased a lot next to Lot 36 of your Subdivision.

I recommend that provision should be made that the property owner makes provision for this drain to be left open. There is a possibility of a civil suit in the future. The person would also violate section 147 of the Town Highway Law.

Anything you and Mr. & Mrs. Venus can do to expedite this matter will be greatly appreciated.

Respectfully,


JOSEPH F. VESELY
Supt. of Highways

JFV/jln
cc: Mr. & Mrs. Venus
Town Board
Planning Board
Mr. D. Paola



1763

OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

October 16, 1973

Superintendent Joseph Craig
Water Department
Town Hall
New Windsor, New York 12550

RE: Woodwind S/D (Sikuy)

Dear Superintendent Craig:

This is to notify the Water Department
to make provisions to connect water for Woodwind (Sikuy)
Subdivision into existing water line on Knox Drive in Windsor
Estates.

Thank you.

Respectfully,

Joseph Tallarico
JOSEPH TALLARICO
Chairman

JT/sh

REGULAR MEETING OF THE NEW WINDSOR PLANNING BOARD

ON NOVEMBER 10, 1971

WINDSOR TOWN HALL, NEW WINDSOR, NEW YORK

PRESENT: Chairman Tallarico, Mr. Jargstorff, Mr. Loscalzo, Mr. Palozzo, Mr. Korn, Mr. Jones, and Mr. Dowd.

NOT PRESENT: John Stanton, Attorney, Howard Collett, Building Inspector, Bernard Kessler, Engineer.

AGENDA: NONE

Chairman Tallarico: Called the Regular Meeting of the New Windsor Planning Board to order at 8:00 P.M.; and presided over same.

On Agenda - Nuwin Holding Corp., Public Hearing, 8:00 P.M.

Chairman Tallarico: Called the public hearing to order at 8:00 P.M.

Mr. Korn: Read the Public Notice of Hearing, dated October 28, 1971, and signed by Hugh V. Nocton, Notary Public of the State of New York, County of Orange. Mr. Korn stated that: since there were a large number of receipts to be counted, the Board would proceed with the public hearing on condition that all receipts are accounted for.

Mr. Weiner: Represented Nathan Spells, "Nu In Holding Corp."

Engineer's Report, dated October 7, 1971 stated that:

With the possible exception of Block C, lot 17 on the depth requirement, all the lot sizes conform to the min. required by the bulk regulations in effect prior to June 2, 1971. Only 22 of the proposed 123 lots would conform under the new regulations.

Chairman Tallarico: Opened the hearing to the public.

Allen Van Dyke, 2 Oxford Road, stated that he does not know how the map relates to Oxford Road; but if it does, everybody on the road is against the project. The primary purpose of purchasing the property was the fact that it was a dead end street.

Mr. Weiner: Displayed the map, noting that the three (3) roads effected were: (1) Little Britain Road (2) MacNary Lane, and (3) a Spur on Knox Drive to be opened.

Mr. Dubois: Windsor Estates, asked why the spur on Knox Dr. must be opened?

Mr. Jargstorff: Answered by saying that the Planning Board had required this spur to be a connecting link between the two developments for emergency connections. It is up to the Planning Board to decide whether they will insist on this stipulation. He further stated that the citizens can request the Planning Board to abandon this stipulation, and if they do so, he will be the first to back their request.

Mr. Jargstorff: Stated that he was very much in disagreement with Mr. Stanton's opinion, and that this would become a court action if necessary. He also felt a few more legal opinions should be sought, and then mutually discussed.

Action: By Mr. Korn, seconded by Mr. Jones to suggest that the New Windsor Planning Board attorney and the New Windsor Town attorney confer.

Note: Mr. Jargstorff.....abstain
Mr. Jones.....yes
Mr. Loscalzo.....yes
Mr. Korn.....yes
Mr. Tallarico.....yes

Motion (1) Abstention. Four (4) yes. Motion Carried.

Fairman Tallarico: Read a letter from R. Heidmann, architect, dated Nov. 11, 1971. Re: Nuwin Subdivision which stated: The area in question is clearly an RB zone, requiring bulk lot size of 12,500 SF. The submitted plat shows 10,000 SF lots, thus must be disapproved. (Received and filed)

On Agenda - Licoma Corp. Engineer's Report postponed until Dec. 22, 1971 meeting.

Fairman Tallarico: Read a letter from Licoma Corp, dated Nov. 11, 1971 requesting an extension of the preliminary approval on Stone Arch Manor.

Action: By Mr. Loscalzo, seconded by Mr. Jones to grant a six (6) month extension of the preliminary approval, on Stone Arch Manor, to be effective of Nov. 11, 1971.

Note: All yes. Motion Carried.

Secretary to notify Mr. Mastromarino of the extension, and to request him to send Mr. Kessler a revised map of Windy Fields Estates for his review.

On Agenda - WRN Industries, Inc. D/B/A Hendon Pools, Rt. 9W, New Windsor, New York. (LB Zone) Lot size: F 110', depth 200', Bld. Set: F. yard - 40' Rear yard - 120', and side yard 38'. Dim. of new bld. - 27' x 41'. Nature of Bus. - Swimming Pools.

Action: By Mr. Jones, seconded by Mr. Korn to grant preliminary approval and refer maps to the Engineer, County Highway Dept., water, sewer, and sanitation departments.

Note: All yes. Motion Carried.

On Agenda - Correspondence

- Stanton & Stanton, dated Nov. 23, 1971.
- Church of Nazarene Vs. Town of N.W.P.B. (Received and filed)
- Scott & Schechtman, dated Nov. 24, 1971.
- Request by Cornell Homes, Inc. to be placed on the agenda for a one-family house S/D. (Received and filed).
- Office of Supervisor, dated Dec. 1, 1971.
- Unpaid obligations submitted to Comptroller before Dec. 20, 1971. (Received and filed).
- Office of Town Clerk, dated Dec. 6, 1971.
- Eastern Orange County Regional Planning Board. (Received and filed).

#2. On Agenda - Knox Village (Change of Zoning - Elliot Weiner)

Mr. Weiner: Requested that the property owned by Knox Village; which lies to the South of Knox Village, and the area adjacent to it, be re-zoned from Residential to Multi-Family.

Chairman Tallarico: Stated that only the Town Board has the power to re-zone property. He also stated that if the Planning Board is agreeable to this proposed re-zoning they will make a favorable recommendation to the Town Board.

#3. On Agenda - Toyota of Newburgh (West Point Motors)

Mr. Vincent Doce: Submitted new maps to the Board.

Chairman Tallarico: Read the Water, Sewer, Highway Review Form; which granted approval for the building of Toyota of Newburgh.

Motion: By Mr. Loscalzo, seconded by Mr. Palozzo to grant final site plan approval to Toyota of Newburgh.

Vote: All yes, Motion Carried.

\$25.00 Site Plan Approval Fee Collected.

#4. On Agenda - Robert Finley S/D, No Representation.

#5. On Agenda - Merrian Peterson S/D, No Representation.

#6. On Agenda - Mobil Oil Corp. Engineer's Report, dated December 17, 1971. (Gravel Removal) The report recommended approval of the use subject to the following: (1) No excavation is to be carried lower than adjoining properties unless appropriate retaining structures are provided. (2) Site drainage is to be maintained at all stages of excavation. (3) A proposed final elevation map be presented to the Planning Board. (4) As soon as an area reaches the final proposed elevation, it be reseeded and partly retreed to prevent further erosion.

Motion: By Mr. Dowd, seconded by Mr. Jones to hold Mobil's request for the gravel bank operation in abeyance, until the Planning Board receives a report from the Hudson River Valley Commission.

Vote: All Yes, Motion Carried.

Secretary: To send a report of this decision to Mobil Oil Corp., and a copy of the Engineer's Report dated December 17, 1971.

#7. On Agenda - Nuwin Holding Corp. Attorney's Report, dated Dec. 21, 1971.

Mr. Stanton: Stated that since the time of his first report given to the Planning Board on December 8, 1971, he has become aware of additional matters; which have encouraged him to supplement his original opinion.

This report stated that:

At the request of the Planning Board, I have examined the relevant law in connection with an application for subdivision approval which is filed prior to the amendment of the zoning code, and whether the Board can compel the applicant to comply with present zoning regulations which went into effect after the filing of the subdivision maps by the applicant.

#5. On Agenda - Central Hudson (awaiting bond arrangements)
Elliot Wiener - Stated that a \$100,000. bond was submitted to Windsor, at noon, on August 23, 1972.

Chairman Tallarico: Reviewed the following:

1. Water Super.

RE: Central Hudson (map of June 21, 1972) has been reviewed and is approved.

2. Highway Super.

RE: Central Hudson has been reviewed by me and is approved.

Motion: By Mr. Dowd, seconded by Mr. Jones to approve the Central Hudson Plans.

Vote: All Yes, Motion Carried.

#6. On Agenda - Nuwin Holding Corp. (awaiting County Health approval)
Elliot Wiener: Stated that Orange County Health Approval has been granted and that a bond will be submitted that meets all engineering requirements. He further stated that parkland fees will be offered in the amount of \$13,450.00 per lot.

Mr. Wiener: Requested that final S/D approval be granted; subject to furnishing of a bond and paying the Parkland fees.

Chairman Tallarico: Noted that Orange County Health approval was granted on the final maps.

Motion: By Mr. Jones, seconded by Mr. Dowd to grant final S/D approval to Nuwin Holding Corp.; subject to furnishing a bond and paying the Parkland fees.

Vote: All Yes, Motion Carried.

Parkland fees.....	\$11,900.00
S/D fees.....	1,550.00
	<u>\$13,450.00</u> Total to be collected.

#7. On Agenda - Park Lawn Estates (Planning Board awaiting Town Board approval to review under Section #281)

Elliot Wiener and Morton Silverburg represented Park Lawn Estates.

Elliot Wiener: Stated that the New Windsor Town Board passed a resolution to review Park Lawn Estates under Section #281 of Town Law.

Chairman Tallarico: Reviewed a letter from the Supervisor to Mr. Wiener dated August 16, 1972.

RE: Parklawn Estates - requesting a contract be drawn to limit the various set-backs, lot-widths, and other information the Town Board wishes to impose in its Section 281 review.

Elliot Wiener: Stated that they have submitted an agreement with the Board, whereas, everything in the S/D conforms to the Town Zoning Ordinance except the lot sizes, and the Board permitted the reduction of lot sizes so there would be no building on the natural water courses.

The second Public Hearing to be held at 9:00 P.M. for a sign variance of Leisure Hours. This was recorded received and filed.

Hearing no objections a letter dated July 16, 1975 to Julia M. Tuckosh, Town Clerk from Mr. Ralph Jackson of the U.S. Post Office stating a street in the Country Syde Homes has been named Benet Road and it conflicts with another street in New Windsor delivery area named Bennett.. Mr. Jackson suggests that another name be used. This was recorded received and filed.

Hearing no objections a letter dated July 22, 1975 from ZBA Secretary Patricia Delio advising of two Public Hearings that are scheduled on July 28th for 8:00 P.M.-Perkins Pancake for a Sign Variance and 8:15 P.M. sign variance for Plaza Property (replacement of Big V signs). This was recorded received and filed.

X Hearing no objections a letter dated July 21st, 1975 from Mr. Elliott Weiner of Rider, Weiner and Loeb Attorney re: a six month extension of the six lots in the Woodwind Extension (suiky) of Preliminary Approval. This was recorded received and filed.

Motion by Mr. Spignardo seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve a six month extension to the Woodwind Extension which consists of six lots. Vote- All ayes, Motion carried.

Secretary to send a letter to Attorney Weiner re: the drainage on this property. (see Engineer Cuomo about letter).

#12 on the Agenda:

Minutes

Motion by Mr. Argenio seconded by Mr. Jones that the Planning Board of the Town of New Windsor approve the minutes of the June 25th, 1975 meeting as read. Vote- all ayes, Motion carried. MINUTES APPROVED.

#13 on the Agenda:

Adjournment

Motion by Mr. Spignardo seconded by Mr. Cimorelli that the Board of the Town of New Windsor adjourn the July 23, 1975 meeting. Vote- All ayes, Motion carried. Meeting Adjourned 11:35 p.m.

Respectfully submitted,

Shirley B. Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
Recording Secretary

Don Thompson - Windsor Estates, Requested that the Planning Board abandon their stipulation that the developer open up the spur.

Gordon, Windsor Estates, Stated that he wants to go on record as being opposed to having the spur opened.

Bill Lahey, Windsor Estates, Asked what roads will the developer open

Weiner: Answered, off Union Avenue, onto MacNary.

Yanko: Stell Road, Stated that there is a deeded right of way on Stell Road, with a house on it, and the map shows it to be sealed off.

Weiner: Stated that he would definitely check this out, and if it has been an oversight; it will be corrected.

Loan, principle of Temple Hill School, asked what is the estimated expense of the proposed development; because it will have an effect on the school.

Weiner: Answered that it would be approx. September 1972.

Don Thompson, Windsor Estates, Suggested that the developer make the park area to be enjoyed by both developments.

Schorring: Oxford Rd. Requested that more detailed maps be presented at future meeting.

Chairman Tallarico: Stated that the Town law requires the Planning Board hold one public hearing. Whenever the Planning Board meets, the public is always welcome; but this is the only public hearing for this specific parcel of land.

Margstorff: Suggested that the entire matter of what is missing on the map be referred to our Engineer, and let him inform us according to standard regulations what is missing, and also to immediately inform the developer.

Korn: Asked Mr. Weiner to account for 8 receipts that were missing from Assessor's list of abutting property owners within 300' of S/D.

Weiner Stated that they were sent out, and that he would give an affidavit stating that they were mailed to each person on the Assessor's list.

Chairman Tallarico: Closed the Nuwin Holding Corp. public hearing at 9:00

Korn: Stated that 105 lots are less than 12,000 sq. ft., and thus non-conforming by present zoning standards; therefore he requested that Mr. Korn investigate every aspect, in reference to the validity of the lots under present S/D standards.

On Agenda - Continental Manor, Old Temple Hill Road, New Windsor, York, 39.5 acres, (RE Zone) 337 proposed town house units. Lin Nalbandian, attorney, represented Mr. Richard Parseghian. He stated this was a re-submission of plans; which have been previously granted preliminary approval on February 23, 1966.

TOWN OF NEW WINDSOR
PLANNING BOARD
Minutes - April 14, 1971

A regular meeting of the New Windsor Planning Board was held on April 14, 1971 and was called to order at 7:45 P.M.

Members present: Chairman Joseph Tallarico, Theodore Jargstorff, Mervin Korn, Chet Palozzo, Joseph Loscalzo, Attorney Bernard Sommers and Engineer George Shaw.

Also present: Howard Collett, Building Inspector

Absent: Thomas Dowd

* * * * *

VAN LEGUWEN SUBDIVISION: Beattie Road - RA zone
Mr. Henry Van Leguwen submitted maps of this 2 lot subdivision. Total acres - 13.3. There is an existing house on 1 lot.

Mr. Collett stated that before he can issue a building permit, the maps must be filed in the County Clerk's office.

Mr. Van Leguwen is the purchaser and he is acting on behalf of the property owner. He also offered to pay fees in lieu of parkland.

MOTION: by Mr. Korn, seconded by Mr. Jargstorff to waive the public hearing; waive preliminary approval and grant final approval to this subdivision.

All yes - CARRIED

Fees paid: Parkland \$200 and Subdivision \$25.

* * * * *

SIKUY ESTATES:

MOTION: by Mr. Korn, seconded by Mr. Palozzo to refer this subdivision to the Town Board for the fixing of the amount of the bonds.

All yes - CARRIED

MOTION: by Mr. Korn, seconded by Mr. Palozzo to restrict all construction traffic thru McNeary Lane.

All yes - CARRIED.

* * * * *

BETHLEHEM ACRES SUBDIVISION: S. Jackson Avenue - RA zone
Mr. John Lantz presented new maps showing 3 lots rather than 4 lots as previously submitted on March 24th, 1971. He stated that the stream is to be left as it presently exists.

William Tallarico: Stated that the Board will wait until the Highway Superintendent's report has been received before granting final approval.

On Agenda - Nuwin Holding Corp. (Woodwind S/D)

Mr. McKirk, an attorney representing the applicant, requested that the Board grant final S/D approval.

William Tallarico: Reviewed the following:

Dept. of Planning, County of Orange dated April 11, 1972.

Woodwind - County Road 69 and Route 207 - County Approval denied, until the S/D is revised to 12,000 sq. foot lots, submitted to the Zoning Board of Appeals for a variance, or the zoning is changed.

2. Alfred Craig - Sanitary Superintendent - dated April 10, 1972.

Woodwind - has been reviewed by me and is approved.

3. Joseph Craig - Water Super.

Woodwind - has been reviewed by me and is approved.

4. Joseph Vegely - Highway Super., dated April 12, 1972.

Woodwind - Has been reviewed by me and is approved.

5. Engineer Kessler's Report dated April 10, 1972

Woodwind S/D (Formerly Nuwin) Stated that: (summarized)

1. Indicate the total acreage of the S/D
2. Block A, lots 5 and 21, and Block B, lot 11 do not conform to the zoning ordinance.
3. The typical lot layout should indicate min. total side yards of 30' min. rear yard of 30', and min. separation of 10' between the house water and sewer connections.
4. Revise the road section to indicate the new proposed specifications, i.e., 8" foundation course, 4" penetration course of 1 1/2" binder course of Item 51 and 1" wearing course of Item 51, Type 1A.
5. Minor corrections to be made on the sewer profiles.
6. The water main layout is not complete.
7. suggested drainage changes would be to indicate riprapped or paved turns on the swales in Blocks A and C, give headwall locations and details, and to insure positive flow from the arch pipe between Lots 21 and 22 in Block C.
8. On the road profiles, Roads A and H both have grades of 1/2 percent. These should be increased to 1% min.
9. Since the S/D is within walking distance of a school, it appears that the possibility of providing sidewalks should be discussed.
10. Indicate the proposed sanitary and drainage easements on the plot plan.
11. Finally, submit for the Supervisors signature, the necessary Health Dept. forms for extension of sanitary and water facilities.

Mr. John Cotter, 508 Union Avenue, New Windsor, New York: Appeared before the Board and stated that he owns a house and a barn that are located on the map labeled "Woodwind" (map reference "X2 OMIT"; which have not been indicated as existing.

Motion: By Mr. Loscalzo, seconded by Mr. Jones to inform the applicant that the maps must conform to the Engineer's recommendations, as stated in his report dated April 10, 1972; (1 - 11) and also that all buildings located on map reference "X2 OMIT" be indicated.

Vote: All Yes, Motion Carried.

Mr. Argenio: I am talking about surface water. I see a basin am I correct?

Attorney Weiner: That is a man hole for sanitary sewer. The Board requested that we connect with Windsor Estates water.

Mr. Argenio: Where will the water go - surface water where will it go?

Attorney Weiner: There is a catch basin up here. (pointing to map.)

Mr. Argenio: This cul-de-sac will be flat? It won't have a crown like a golf green?

Attorney Weiner: There are curbs, it will be picked up and brought up to the catch basins.

Chairman Tallarico: Any other questions?

Mr. Loscalzo: What did you say about hookups?

Attorney Weiner: Frank Valdina said they needed an official request. Joe or Bernie Kessler should contact Kartiganers office. What ever they work out we will be glad to put in.

Chairman Tallarico: Any other questions. No further questions from the Board. Are there any further questions from the floor?

Mr. McNary: They dumped rocks and dirt on my property. What can I do about it?

Chairman Tallarico: Speak to Mr. Weiner about this I am sure he can help you.

Attorney Weiner: Where do you live?

Mr. McNary: Off Little Britain Road: I have a pictures. McNary Road.

Chairman Tallarico: I am sure if you see Attorney Weiner he will take care of it.

Mr. Schieble: This drain - when it comes down and out of the circle and it flows down to the main road. Where does it go? Where and how does it?

Attorney Weiner: Apparantly there are more drains and then there is an easment. This all drains on balance of property.

Henry Schieble: Right now it is all coming down thru Newburgh Packing Company. All drain water. There is a stream in there.

Mr. Schieble- Little Britain Rd.: It wahhed down on Little Britain Road. If anyone drives by it looks like a river.

On Agenda - Robert Finley

Bivona: Represented the applicant, and submitted the maps to the Board.

Kessler: Stated that the maps do conform to his recommendations noted in report dated October 26, 1971.

Bivona: Stated that the proposed road will not be dedicated to the Town.

on: By Mr. Loscalzo, seconded by Mr. Jones to grant preliminary approval refer maps to the Engineer and the Highway, Water and Sanitation Department.

All yes, Motion Carried.

Board requested the Attorney to submit a report on whether the Planning Board can require that roads be dedicated to the Town.

On Agenda - Merrian Peterson S/D. No representation.

On Agenda - Mobil Oil Corp. Gravel Removal.

Franks: Stated that since the HRVC requires all bulk storage areas to be paved, Mobil had to use 4-5 acres of land for this reason and they now have more land.

on: By Mr. Jargstorff, seconded by Mr. Jones to refer to the Engineer for site inspection.

All yes, Motion Carried.

On Agenda - Fred Fayo S/D

Cavalari: Presented maps to the Board.

on: By Mr. Loscalzo, seconded by Mr. Jones to waive preliminary approval, to the public hearing, waive one parkland fee, and grant final approval.

All yes, Motion Carried.

100 Parkland fee

100 S/D fee

100 Collected

On Agenda - Continental Manor Engineer's Report, dated Nov. 29, 1971 lists the following variations from the zoning code. (1) Approx. (12) proposed buildings exceed the max. permitted building length. (2) The proposed plan does not meet the min. required lot area per unit of 2,500 sq. ft. Also report raised additional points of consideration in reference to: adequate parking, open recreation space, and maintenance of the proposed street. (Please refer to the report for details).

er maps on Continental Manor were referred to the Engineer for further review.

On Agenda - Nuwin Holding Corp. Attorney's Report

Stanton: Stated that after consulting the Town law of the Town Zoning Ordinance, and the New York State Case Law; it was his opinion that the Planning Board could require the subdivider to meet present zoning standards, although subdivision maps were submitted prior to the change in the zoning ordinance. This opinion, Mr. Stanton stated, is based on the fact that the subdivider does not require any vested rights until final approval has been granted by the Planning Board.

Attorney Weiner: No, as soon as we have our preliminary approval we will notify them.

Chairman Tallarico: We have not heard from them either.

Attorney Weiner: There is an existing dirt road there now.

Mr. Argenio: Does this road link up with Woodward that comes out on Union Avenue?

Attorney Weiner: Yes, with Woodward which is already approved.

Mr. Argenio: This pavement that shows here is this the pavement that was put on the existing road from Union Avenue to where it stops and sometime will enter into this development or was the pavement changed and something else put on it. You show a cross section to how you are going to make the road. Was this road made according to those specs.

Mr. Kessler: I think these are new specs the Town adopted after. The other road was to those specs.

Mr. Argenio: In other words this road will be a better road. I was curious if the existing road was of these same specs.

Chairman Tallarico: All traffic will go through Woodward property. The spur going into Windsor Estates on Knox Drive and the spur going into Oxford Road will not be opened.

Chairman Tallarico: Are there any questions from the Board? If there are no other questions from the Board I will open this to the floor. Please state your name and address.

Henry Schieble- Little Britain Road : The sewage - Will it be hooked up to Little Britain Road or Woodward?

Attorney Weiner: Woodward going back.

Henry McNary - Little Britain Road: What type of housing?

Chairman Tallarico: That is not up to the Planning Board.

Attorney Weiner: Same houses as Woodward. The lots will be larger

Chairman Tallarico: Any other questions? If you have any questions ask them here tonight. No further questions from the floor - The Board do they have any further questions?

Mr. Argenio: This cul-de-sac where it butts Knox Drive which way does the water run? Is the elevation going to be such that it is going to run back to that basin that is located at the end of the road before you go into the cul-de-sac?

Transmission on tape poor.

Where an applicant for subdivision approval has in good faith submitted maps showing lot sizes which were consistent with the zoning regulations in effect at the time of filing and then has incurred substantial expenses and effort prior to an amendment of the zoning code, which increases the required lot sizes, there is authority to permit the subdivider to proceed although the filed maps do not comply with the amended bulk regulations pertaining to lot sizes under the zoning code.

In addition, Section 276 of the New York Town Law states that approval or disapproval of a proposed plat is to take place within 45 days after the public hearing on the subdivision approval. If there is no decision within the required 45 day period, approval of the subdivision plan follows automatically and the question of lot sizes becomes academic.

Kessler: Stated that he basically approved the subdivision layout prior to the amendment of the zoning code.

Motion: By Mr. Loscalzo, seconded by Mr. Palozzo to grant preliminary approval to this Subdivision.

Yeas: Mr. Jargstorff.....abstain
 Mr. Dowd.....no
 Mr. Jones.....no
 Mr. Tallarico.....yes
 Mr. Loscalzo.....yes
 Mr. Palozzo.....yes

(1) Abstention, Two (2) No, and Three (3) yes.
 Motion dies for lack of a majority.

Jargstorff: Stated that although he did the original survey for the lots, the submission of plans are presently in the hands of another engineer; therefore he has no conflict of interest in regards to the approval of this subdivision.

Motion: By Mr. Loscalzo, seconded by Mr. Palozzo to grant preliminary approval to this S/D, and except the lot sizes as they are due to the attorney's supplemented report.

Yeas: Mr. Jargstorff.....abstain
 Mr. Loscalzo.....yes
 Mr. Dowd.....no
 Mr. Palozzo.....yes
 Mr. Jones.....yes
 Mr. Tallarico.....yes

(1) Abstention, One (1) no, and Four (4) yes, Motion Carried.

On Agenda - WRM Industries, D/B/A Hendon Pools Engineer's Report.
 Met December 17, 1971 stated that: I recommend that this plan be approved subject to the following: (1) The driving lane in the parking area be increased from 22' to 25', and (2) Show location of the sewage disposal fields and obtain approval by the Sanitary Superintendent.

Motion: By Mr. Dowd, seconded by Mr. Palozzo to approve the site plan as submitted with the condition that the Engineer's recommendations are met, and also that approval is granted by the Sanitary Superintendent.

Yeas: All Yes. Motion Carried.

Mr. Loscalzo: That will have to be taken care of.

Attorney Weiner: We will have to work with the Highway Dept.

Mr. Loscalzo: Right.

Mr. Argenio: The water from the cul-de-sac will drain. The next map will show elevations of what drainage will be from the cul-de-sac to McNary Lane.

Attorney Weiner: When we come in with final map. You have elevations on this map but don't have complete drainage. It will be on final. We will have to bring in a road profile at next meeting.

Chairman Tallarico: Are there any further questions?
I hereby declare this public hearing closed; at 8:20P.M.

Motion by Mr. Loscalzo seconded by Mr. Jones that the New Windsor Planning Board send a letter to water department to make provisions to connect water for Woodwind (Sikuy) into existing water line on Knox Drive in Windsor Estates.

Vote: All ayes, Motion carried.

Secretary to send letter to Water Department.

Respectfully submitted,
Shirley B. Hassdenteufel
SHIRLEY B. HASSDENTEUFEL
Secretary

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

6/ *OK* *Pls* *✓*
Agenda *Aug 71*
c/o
SIKUY REALTY CORP.

NATHAN L. SPELLS

1133 BROADWAY
NEW YORK, N. Y. 10010

CH 3-6546

July 8, 1971.

Town of New Windsor
555 Union Ave
New Windsor, N.Y. 12550

Att: Supervisor
Theodore F. Marsden

RE: Sewer Bond.

Gentlemen:

In as much as a sewer bond for the total subdivision of the land of Nuwin Holding Corp. will be required and since we will sign an agreement to pay the sewer taxes for four houses we would like to ask that the sewer bond for Sikuy Realty Corp. be included in the bond to be posted by Nuwin Holding Corp.

Waiting to hear from you, We remain

Very truly yours
SIKUY REALTY CORP.

Nathan L. Spells
Nathan L. Spells./Pres./

Town of New Windsor Planning Board

New Windsor II
Re: ~~Countryside~~ Subdivision Bond Estimate

As Engineer for the Town of New Windsor, I hereby recommend the following as the amounts to be bonded for improvements in the Countryside subdivision.

Sanitary Sewers

8" CA 235 L.F. @ \$5.75	\$1,351.50
Manholes 2 ea. \$650.00	\$1,300.00

Water Service

8" C I 609 L.F. \$5.75	\$3,501.75
1 Hydrant	\$1,025.00
6 Curb boxes @ \$100.	600.00

Roads

Foundation Run of Bank	330 L. F.	
Binder 1½" Item #51	330 L. F. =	\$8,700.00
Surface 1" Item #51	330	
Curb 660 L. F.	\$3.00 L. F.	\$1,980.00

Drainage

2 Catch Basins	ea. \$300.	\$ 600.00
18" CMP 150 L. F.	\$7.50ft.	\$1,125.00

Engineering estimated cost of improvements 4% \$807.33

Total amount of Estimate \$20,990.58

PVC/mfb


Paul V. Cuomo, P. E.
Town Engineer

PETITION TO PLANNING BOARD OF NEW WINDSOR

We, the undersigned taxpayers of the Town of New Windsor and residents of Windsor Estates respectfully request that we be put on record as being opposed to the opening of the spur off Knox Drive, Windsor Estates, as an access road for Sikuy Estates Subdivision and we request that the Planning Board of the Town of New Windsor reconsider their preliminary decision:

	<u>Date</u>	<u>Name</u>	<u>Address</u>
1.	3/15/71	John L. Waller	9 MITCHELL LANE
2.	3/15/71	James E. Waller	9 MITCHELL LANE
3.	3/15/71	Edward L. Waller	592 Union Ave
4	3/15/71	Patricia H. Wall	17 Clarknew Rd
5	3/15/71	Joseph G. Esgruber	1 Mitchell Lane
6	3/15/71	Emily Gays	20 Clarknew Rd
7	3/15/71	Valerie D. Esgruber	1 Mitchell Lane
8	3/15/71	Gordon R. Thompson	7 Clarknew Rd
9	3/15/71	M. William Foley	2 KNOX DR.
10	3/15/71	Barbara Ann Foley	"
11	3/15/71	Robert F. Conner	4 KNOX DR.
12	3/15/71	Julia Ann Conner	"
13	3/15/71	Josephine Resto	5 Clarknew Rd.
14	3/15/71	Oliver Resto	5 Clarknew Rd
15	3/15/71	Abraham Alpern	11 Knox Dr.
16	3/15/71	Beatrice Alpern	11 Knox Dr.
17	3/15/71	Hillard Fox	11 Mitchell Lane
18	3/15/71	Patricia Cory	3 Knox Drive
19	3/15/71	Ann Rainville	4 Mitchell Lane
20	3/15/71	Myrtice K. Rainville	4 Mitchell Lane
21	3/15/71	Vera Porata	3 Clarknew Rd
22	3/15/71	Harold A. Porata	3 Clarknew Rd
23	3/15/71	Margie McHarty	34 Knox Dr.

PETITION TO PLANNING BOARD OF NEW WINDSOR

We, the undersigned taxpayers of the Town of New Windsor and residents of Windsor Estates respectfully request that we be put on record as being opposed to the opening of the spur off Knox Drive, Windsor Estates, as an access road for Sikuy Estates Subdivision and we request that the Planning Board of the Town of New Windsor reconsider their preliminary decision:

	<u>Date</u>	<u>Name</u>	<u>Address</u>
24	3/15/71	Michael F. M. Gorty	34 Knox Drive
25	3/15/71	Jeanne Metzler	32 Clarkview Road
26	3/15/71	Edward A. Metzler	32 Clarkview Road
27	3/15/71	Harry Joe Lukens	8 Pickles Ln
28	3/15/71	Joseph Lukens	8 Pickles Ln
29	3/15/71	Bevalie MacFarland	10 Mitchell Ln
30	3/15/71	Clara M. Benson	24 Knox Drive
31	3/15/71	John J. Benson	24 Knox Drive
32	3/15/71	Donald E. Harris	20 Knox Dr.
33	3/15/71	Barbara Harris	20 Knox Drive
34	3/15/71	Judith Hillman	37 Knox Dr.
35	3/15/71	Keneth Luff	39 Knox Drive
36	3/15/71	Frances A. O'Neil	40 Knox Drive
37	3/15/71	Olive J. Dimmick	38 Knox Dr.
38	3/15/71	James H. O'Neil	40 Knox Drive
39	3/15/71	John Stallone	41 Knox Dr.
40	3/15/71	John Stallone	41 Knox Dr.
41	3/15/71	Oliver Weber	27 Knox Dr.
42	3/15/71	Robert Weber	27 Knox Dr.
43	3/15/71	George B. Hillman	35 Knox Dr.
44	3/15/71	James A. Brining	31 Knox Dr.

PETITION TO PLANNING BOARD OF NEW WINDSOR

We, the undersigned taxpayers of the Town of New Windsor and residents of Windsor Estates respectfully request that we be put on record as being opposed to the opening of the spur off Knox Drive, Windsor Estates, as an access road for Sikuy Estates Subdivision and we request that the Planning Board of the Town of New Windsor reconsider their preliminary decision:

	<u>Date</u>	<u>Name</u>	<u>Address</u>
45	3-15-71	Edward Harsdenteufel	33 Knox Drive
46	3/15/71	Georgel J. Tays	20 Clarkview Rd.
47	3/15/71	Herman O. Walker	21 Clarkview Rd.
48	3/15/71	Marie J. Walker	21 Clarkview Rd.
49	3/15/71	Nancy J. Sharp	19 Clarkview Rd.
50	3/15/71	Lydia Stureski	47 Knox Drive
51	3/15/71	David S. MacFarland	10 Mitchell Lane
52	3/15/71	Shirley B. Harsdenteufel	33 Knox Drive
53	3/15/71	Janet C. DuBois	12 Mitchell Lane
54	3/15/71	George C. DuBois	12 Mitchell Lane
55	3/20/71	Patricia Jennings	30 Clarkview Rd.
56	3/20/71	Richard Jennings	30 Clarkview Rd.
57	3/20/71	Carol Van Voorhis	28 Clarkview Rd.
58	3/20/71	Raphael Van Voorhis	28 Clarkview Rd.
59	3/20/71	Marie L. Jones	26 Clarkview Rd.
60	3/20/71	Joseph L. Jones	26 Clarkview Rd.
61	3-20-71		
62	3-20-71	Robert W. Hyzen	24 Clarkview Rd.
63		Janette Hyzen	24 Clarkview Rd.
64	3-20-71	Gregory Davidson	22 Clarkview Rd.
65	3-20-71	John Davidson	22 Clarkview Rd.
66	3-20-71	John E. Schultz	3 President Ct.
67	3-20-71	Grace M. Schultz	3 President Ct.
68	3-20-71	William M. Jabe	9 President Ct.

PETITION TO TOWN PLANNING BOARD

We, the undersigned taxpayers of the Town of New Windsor and residents of Windsor Estates respectfully request that we be put on record as being opposed to the opening of the spur off Knox Drive, Windsor Estates, as an access road for Sikuy Estates Subdivision and we request that the Planning Board of the Town of New Windsor, reconsider their preliminary decision:

	<u>Date</u>	<u>Name</u>	<u>Address</u>
69	3/20/71	Charles F. Hengel	35 Knox Drive
70	3/20/71	Robert D. Johnson	28 Knox Drive
71	3/20/71	Judah Blumenthal	25 Knox Dr.
72	3/20/71	Joanne E. Hoag	23 Knox Dr.
73	3/20/71	Allen W. Hoag	23 Knox Dr.
74	3/20/71	Joan A. Dukes	21 Knox Dr.
75	3/20/71	William Dukes	21 Knox Dr.
76	3/20/71	Lena Riley	17 Knox Dr.
77	3/20/71	Patricia Simmons	15 Knox Dr.
78	3/20/71	Alex B. Simmons	"
79	3/20/71	Florence B. Jordan	11 Mitchell Lane
80	3/21/71	Richard E. Slenker	7 Knox Dr.
81	3/21/71	Billy R. Slenker	7 Knox Dr.
82	3/21/71	Myles Standish	8 Knox Dr.
83	3/21/71	June Standish	8 Knox Dr.
84	3/21/71	Kathleen Hennessey	5 Knox Dr.
85	3/21/71	RE Hennessey	5 Knox Dr.
86	3/21/71	Joan Finckel	3 Clarkson
87	3/21/71	Regina Czubak	2 Clarkson
88	3/21/71	Stephen Czubak	
89	3/21/71	Peggy Hayer	4 Clarkson Rd.
90	3/21/71	John Hoesey Jr.	6 " "
91	3/21/71	Virginia Hoesey	6 Clarkson Rd.

PETITION TO TOWN PLANNING BOARD

We, the undersigned taxpayers of the Town of New Windsor and residents of Windsor Estates respectfully request that we be put on record as being opposed to the opening of the spur off Knox Drive, Windsor Estates, as an access road for Sikuy Estates Subdivision and we request that the Planning Board of the Town of New Windsor, reconsider their preliminary decision:

	<u>Date</u>	<u>Name</u>	<u>Address</u>
92	3.21.71	Mrs Myron Bradley	8 Clarkin Rd
93	3.21.71	Mrs. Ronald Dirino	11 Clarkview Rd
94	3.21.71	Mr. R. Dirino	11 Clarkview Rd
95	3-21-71	Mrs. Gina Pagani	12 Knox St.
96	3-21-71	Mr. Dino Pagani	12 Knox St.
97	3-21-71	Bee Fube	13 Clarkview Rd
98	3-21-71	Frances Forte	B Clarkview Rd
99	3-21-71	Alice Feilly	3 Mitchell Lane
100	3-21-71	John Feilly	3 Mitchell Lane
101	3-21-71	Ruth Sniffin	39 Knox Drive
102	3-22-71	Lucy Mergelovic	35 Knox Drive
103	3-22-71	Joan Carroll	5 President Court
104	3-22-71	And Carroll	5 President Ct
105	3-22-71	Josephine Mossuto	23 Clarkview Rd
106	3-22-71	Edward B Mossuto	23 Clarkview Rd
107	3-22-71	Harold Miller	10 Clarkview Rd
108	3-22-71	Doris Miller	10 Clarkview Rd
109	3-22-71	F.R. Pena	45 Knox Dr.
110	3-22-71	Cheryl Perran	45 Knox Dr.
111	3-22-71	Shirley A. Shavano	7 Mitchell Lane
112	3-22-71	Mildred Shavano	7 Mitchell Lane
113	3/23/71	Mrs. W. Mock	12 Clarkview Road
114	3/23/71	William R Mock	12 Clarkview Road

1982/03/21

1983/03/21

1983

1984

1984

1985

1

8

1

General Corp.

g. g. g. g. g.

18 1784/0000/1984

18 1784/0000/1984

43 Knox Dr.

PETITION TO TOWN PLANNING BOARD

We, the undersigned taxpayers of the Town of New Windsor and residents of Windsor Estates respectfully request that we be put on record as being opposed to the opening of the spur off Knox Drive, Windsor Estates, as an access road for Sikuy Estates Subdivision and we request that the Planning Board of the Town of New Windsor, reconsider their preliminary decision:

	<u>Date</u>	<u>Name</u>	<u>Address</u>
116	Mar. 23, 1971	Mary T. Jaime	14 Clarkview Rd.
117	Mar. 23, 1971	William H. Jaime	14 Clarkview Rd.
118	Mar 23, 1971	Jeremiah P. Oull	17 Clarkview Rd.
119	March 23, 1971	John E. Sharp	19 Clarkview Rd.
120	March 23, 1971	Franklin H. Dinnick	38 Knox Drive
121	March 23, 1971	Morris + Emma Bushong	9 Knox Drive
122			
123	March 23, 1971	Betty + Zedee Herring	
124			
125	March 23, 1971	Glenn Wilson	59 1/2 Pine Ave
126	3/23/71	Frances Hurski	2 Mitchell La.
127	"	William P. Hurski	" "
128	3/23/71	Anthony J. Diago	5 Mitchell Lane
129	3/23/71	Elizabeth Diago	5 Mitchell Lane
130	March 23, 1971	Anna Kenna	32 Knox Drive
131	March 23, 1971	Richard G. Kenna	32 Knox Drive
132	3/23/71	Flourence K. Thompson	7 Clarkview Rd.
133	3/23/71	Dorothea B. Wilson	28 Knox Dr.
134	3/23/71	Alfred Biehn	43 Knox Dr.
135	3/23/71	Kay Riehn	" "
136	3/23/71	Lee Pastern	18 Clarkview Rd.
137	3/23/71	Dwight Pastern	18 Clarkview Rd.

3/24/71

Mr. Chairman and members of the Planning Board--I wish to thank you for granting the Windsor Estates Homeowners Association for this time on your busy agenda to hear our appeal.

I have been asked by the Mothers of Windsor Estates to represent their views concerning the safety factor involved should the Knox Drive spur be opened to gain access for the construction of 4 homes at Sikuy Estates.

As you may be aware, Clarkview Road is a through road running North and South between Union Ave. and Route 207. It is used as a short cut by many people with passenger and commercial vehicles. At peak hours, between 7 and 9 a.m. and 4 and 6 p.m., our children are cautioned against riding bicycles or playing in this immediate area because of the dangerous condition that exists. Many of these commuters and business people use this road with complete disregard for the posted speed limit of 30 m.p.h. We have taken it upon ourselves to seek the help of the New Windsor Police to ticket these offenders. Because Clarkview Road has been a part of our development since the beginning, we have, so to speak, learned to live with these unsafe traffic conditions.

Now we are threatened with the opening of the Knox Drive spur for the convenience of a man who wishes to develop homes adjacent to Windsor Estates. As we see it, this will only create a further safety hazard for our children and unnecessary worry for the parents. In our development consisting of 92 homes, we have an approximate count of 20 children 10 years of age and under. Our children, regardless of age, haven't a suitable place to play or ride tricycles or bicycles other than our present roads. I'm sure you will agree that a game of catch hide & seek, tag and bicycle riding is very necessary to the growth and health of our children. If this spur in contention is allowed to open, our children's lives are threatened, due to the influx of traffic, which we deem unnecessary.

In reading the Planning Board's preliminary decision concerning this spur, we find that this builder will be compelled to open another road for access before construction of the 5th or more homes can begin. With this stipulation in mind, we can only conclude that the opening of the Knox Drive spur is only a money-saving factor for the builder. I'm sorry, Mr. Chairman and members of the board, but there is no money-saving factor that can be compared with the safety of an innocent child whose actions are impulsive and irresponsible.

In view of the number of years we have been an established development, we feel Mr. Spells should not be allowed to impose on our children's health and safety by requesting the Knox Drive spur be opened for access to accommodate him financially.

This is our plea to you. We cannot do anymore than request reconsideration. The safety and health of our children now rests in your hands as you pen your final decision.

On behalf of the Mothers of Windsor Estates, I hereby submit this appeal and request to you, the Planning Board, for further consideration and also for your records.

Respectfully,

Janet C. DuBois
12 Mitchell Lane

I am here this evening to speak as a representative for the Windsor Estates Homeowners Association. We protest your preliminary decision to allow Mr. Nathan Spells, Sikuy Estates, to open the spur connecting his development with Knox Drive, and we ask that you give serious thought to reversing your position in this matter.

We feel that the following should be considered before a final decision is made.

Mr. Korn's motion to open the spur on Knox Drive, states that the spur may be used only in conjunction with the first four (4) lots. The motion does not, however, mention how the traffic from additional homes can be stopped from using the spur. While your intentions may have been good, the motion by its wording, is lacking in clarity. The very minimum that we hope to achieve is to have the motion reworded.

The motion goes on to state that the developer must open another road should any additional building occur, but once again, no mention is made of where the road starts nor where it will end. Can someone tell us if this road is to be from Route 207 into the development, from Union Ave. into the development or from Route 207 to Union Ave. through the development? These are questions that should have been answered at the public hearing. It appears that you have given this developer the right to put the road anywhere he so desires.

In order to make a point, let us presume that the road will be from Route 207 to Union Ave. When the developer begins to develop the remaining 45 acres, it is safe to assume that he will build more than 100 homes. This undertaking will probably be over a two (2) year period and what road will ^{THE FIRST INHABITANTS} ~~they~~ use for access to their development? It is quite clear that they will have to use Knox Drive because developers do not build adequate roads until a development is complete. Consider the plight of the "New Meadow Hill North" in the

2

Town of Newburgh. This development of several hundred homes has had the worst roads in the area because the developer is not obligated to build good roads until an additional 100 homes^{HE IS BUILDING} are complete. Closer to home we have Barclay Farms Development, where the developer never finished building the roads. In the case of Sikuy Estates you have the ability to stop this problem before it begins. Simply require the developer to use his existing right-of-way and develop McNeary Lane at the outset and not three (3) years later.

Gentlemen, the Town of New Windsor needs developers and we need homes. We do not oppose the 100 plus homes to be built around us. We do oppose, however, little-known, out of town developers who charge into town with concern only for their pocketbooks. Sikuy Estates bought this land knowing that the only way in or out was on McNeary Lane. The portion of McNeary Lane that must be built from Route 207 to the four (4) lots is 1/4 mile. I cannot foresee any great financial difficulty or hardship for the developer if he had to construct this road. It may be well to note that the original developer of these four lots was in complete agreement with the residents of Windsor Estates in that he was willing to develop McNeary Lane as the access road. He saw no reason to use the spur into Knox Drive.

Another point of contention is the condition of our present roads. They are not suitable for constant use by construction equipment or vehicles. They would have to be rebuilt if used for this purpose, which would inflict an unnecessary burden on the taxpayer. Since this developer will be required to build another road for access to future homes, it would seem feasible for him to expend the cost of such a road now, and save the taxpayers this unnecessary expense.

3

I cannot think of a development in New Windsor that is connected to another development. This is part of good planning in as much as there will be no short cuts available and thru traffic will be eliminated. Why then, do you gentlemen propose to violate one of the basic rules of good planning and allow our streets to be used as a short cut for hundreds of cars every day? The side streets of Windsor Estates were built to keep through traffic out. Why, after fourteen (14) years, do you propose to change it?

I hereby submit our reasoning, along with this petition of over 135 signatures of taxpayers opposed to the opening of this spur. We thank you for allowing us to address you this evening and we trust you will give thought to our views and objections. On behalf of the Windsor Estates Homeowners,

Respectfully,

M. William Lakey

33 Knox Drive
New Windsor, N.Y.

March 9, 1971

Mr. Joseph Tallarico, Chairman
Planning Board
Town Hall
New Windsor, N.Y.

Dear Mr. Tallarico:

As an officer of the Windsor Estates Homeowners Association, I am writing to request that representatives of our Association be allowed to appear before the Planning Board at their meeting on March 24, 1971 to discuss the approval to open the spur on Knox Drive.

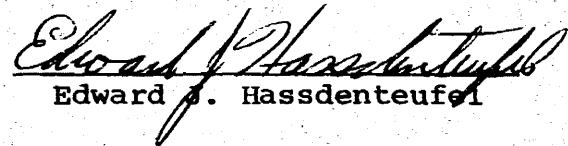
Kindly put us on your agenda for that evening.

Thank you for your cooperation in this matter.

Very truly yours,

WINDSOR ESTATES HOMEOWNERS
ASSOCIATION

BY:


Edward J. Hassdenteufel

APPLICATION is hereby made for the following:

Agenda: _____

Service: _____

1. Name SIKUY REALTY CORP.

Address 1133 BROADWAY Room 630 NEW YORK 10010

Telephone Number 212 CH 36546

Are you the owner of the property? yes

2. Briefly describe (or attach) intention and location of property:

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting

_____ Subdivision Preliminary Meeting

_____ Informational Meeting

AGENDA DATE

January 13th 1971

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map

_____ Variance (Notify P/B - Plans if necessary)

_____ Informational Meeting

AGENDA DATE _____

5. BUILDING PERMIT

_____ Planning Board action needed
_____ Z.B.A. action needed
_____ Site Plan needed
_____ Subdivision approval needed
_____ Water, Sewer and Highway action needed

ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed:

SINCE REALTY Corp.
W. H. d. Spillies Pres.

(APPLICANT)

(Mr. Spells)

Date Jan 13, 1971

Application No. 2-71

APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision SILKLY REALTY CORP.
2. Location Mc NEARY LANE Town of NEW WINDSOR
3. Acreage ± 2 4. Number of lots 4 5. Zone RB
6. Name & address of subdivider SILKLY REALTY Corp
1133 BROADWAY Room 630 NEW YORK 10010
7. Name & address of record owner of land same
8. Present and intended uses one family residential house

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant SILKLY REALTY CORP
W. H. Spells (Pres)

Date

Jan. 13 - 1971

Application No.

2-71APPLICATION FOR SUBDIVISION APPROVAL
Town of New Windsor, Orange County, N.Y.

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision ~~Lane County Estates~~ SIKUY REALTY CORP.
2. Location Mc Neary Lane, New Windsor
3. Acreage ± 2 4. Number of lots 4 5. Zone RR
6. Name & address of subdivider Sikuy Realty Corp.
1133 Broadway Room 630 New York 10010.
7. Name & address of record owner of land same
8. Present and intended uses one family residential homes

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

Signature of applicant

Sikuy Realty CorpMr. L. J. Presmailed to Mrs. Rossi

Adopted 10/5/70

Sikeny Realty Corp. 1/13/71
Attendance Record

8:30 Pm

<u>Name</u>	<u>Address</u>
William J. Dukes	21 KNOX Dr
Jan Duffies	12 Mitchell Lane
John Stallone	Windsor Estates
Ben Orliester	" "
Allen Hoag	" "
Joanne E. Hoag	" "
Joanne H. Orliester	" "
E. J. Orliester	" "
R. J. Orliester	" "
Sam Riley	" "
R. Coker	" "
Hillard Bond	" "
Daniel Orliester	" "
John McCann	242 Dancker Ave
ROBERT A. MILLS PAYGHT	226 SPRUCE ST
Eric Johnson	
Clinton W. Adams	232 Dancker Ave.

11/2/71
PUBLIC NOTICE OF HEARING BEFORE
THE PLANNING BOARD OF THE TOWN OF NEW WINDSOR

Pursuant to Section 276 and Article 16 of the Town Law of the State of New York and Section 4 of the Subdivision Regulations of the Town of New Windsor, a Public Hearing will be held at the Planning Board Office, Town Hall, 555 Union Avenue, Town of New Windsor, New York, by the Planning Board of the Town of New Windsor on WEDNESDAY, the 13th day of JANUARY, 1971, at 8:30 o'clock in the evening, to ~~approve~~ modify and approve, or disapprove the preliminary layout for the following proposed subdivision, submitted to the Planning Board entitled: SIKUY REALTY CORP. (minor subdivision), Town of New Windsor, County of Orange, State of New York; consisting of four lots on a two plus or minus acre site, generally situated on Mc Neary Lane appr. 700' south of Little Britain Rd. (Route 207), bounded on the west by lands of Robert Mc Neary, south by Windsor Estate, north by Newburgh Superior ^{PACKING} ~~Packing~~ Co. INC. east by lands of Nuvin Holding Corp.

By order of the Planning Board of the Town of New Windsor,
Orange County, State of New York;

Dated: DECEMBER 22, 1970.

JOSEPH C. TALLARICO
Chairman

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____ Subdivision _____
as submitted by Lake County Estates
for the building or subdivision of _____
has been reviewed by me and is approved _____ disapproved _____

If disapproved, please list reason.

*Further information required, regards
to drainage not shown on maps.*

Joseph T. Vasey
HIGHWAY SUPERINTENDENT
State, County, Town

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

December 23, 1970

Nathan L. Spells
340 E. 64th Street
New York, New York 10021

Dear Sir:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned property you inquired about.

The charge for this service is \$15.00. Please remit same to me, c/o the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York 12550, making the check payable in my name.

Respectfully,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Chairman
Board of Assessors
Town of New Windsor

EEW:pt
Enc.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

Nathan L. Spells

Sheet #1

- ✓ X Newburgh Packing Company, Inc.
Route 207, MD #29
Newburgh, New York 12550
- ✓ X Scheible, Otto and Loretta
MD #29, Little Britain Road
Newburgh, New York 12550
- ✓ X Scheible, Henry and Helga
Little Britain Road, MD #29
New Windsor, New York 12550
- ✓ X MacNary, Robert, Irving and Muriel
Little Britain Road, MD #29
Newburgh, New York 12550
- ✓ X ~~Dagino, John J.~~
Scheible, Otto and Nadle, Harold
MD 29, Route 207
Newburgh, New York 12550
- ✓ X Nuwin Holding Corporation
1133 Broadway
Room 630
~~NEWBURGH, New York 12550~~
- ✓ X Quicksell, Edward, John and Joan G.
3 Clarkview Road, MD @9
New Windsor, New York 12550
- ✓ X Resko, John & Josephine
c/o County Trust Company
Tarrytown, New York
- ✓ X Vernol, Joseph Robert
1 Knox Drive
Newburgh, New York 12550
- ✓ X Cory, Ralph & Florinda
3 Knox Drive
Newburgh, New York 12550
- ✓ X Hennessey, Robert E. & Katherine I.
5 Knox Drive
Newburgh, New York 12550



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

Nathan L. Spells

Sheet #2

- (L) X Slenker, Richard E. & Betty R.
MD 27, Union Avenue
Newburgh, New York 12550
- (C) X Buschcofsky, Morris & Emma
9 Knox Drive
Newburgh, New York 12550
- ✓ X Alpern, Abraham B. & Beatrice
11 Knox Drive
Newburgh, New York 12550
- (L) X Schult, Carolyn J.
4 Knox Drive
Newburgh, New York 12550
- (C) X Russio, Vincent Leonard & Angelina A.
6 Knox Drive
Newburgh, New York 12550
- (C) X Standish Myles Jr. and June
105 Stewart Gardens
Newburgh, New York 12550
- ✓ X Rotherbusch, William Martin & Evelyn F.
10 Knox Drive
Newburgh, New York 12550
- ✓ X Pagani, Gino N. & Barbara J.
358 First Street
Newburgh, New York 12550
- ✓ Y Grubstein, Daniel & Jean
14 Knox Drive
Newburgh, New York 12550
- ✓ X Harris, Donald Earl & Barbara A.
20 Knox Drive
Newburgh, New York 12550
- ✓ X Gordon, Hillard & Florence B.
12 Mitchell Lane
Newburgh, New York 12550
- (C) X Halse, Edward & Mary
Orchard Lane
Troy, New York



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
23 Clinton Wood Drive
New Windsor, New York 12550
(914) 561-5482

Nathan L. Spells

Sheet #3

- ✓ x Shanahan, Charles R. & Mildred L.
7 Mitchell Avenue
Newburgh, New York 12550
- ✓ x Dirago, Anthony J. & Elizabeth M.
5 Mitchell Lane
Newburgh, New York 12550
- ⊙ x Riley, Thomas A. & Adelina M.
57 Carter Street
Newburgh, New York 12550
- ✓ x Max Toepert
Little Britain Road, MD #29
Newburgh, New York 12550
- ✓ x Dukes, William J. and Joan
21 Knox Drive
Newburgh, New York 12550
- ⊙ x Cambell, James S. Jr. and Berte E.
305 Shadylane Drive
Biloxi, Mississippi

Respectfully submitted,

Ellsworth E. Weyant, Jr.
ELLSWORTH E. WEYANT
Chairman
Board of Assessors
Town of New Windsor

EEW:pt

GEORGE J. SHAW, JR.

Professional Engineer & Consultant

177 LIBERTY STREET

— NEWBURGH, NEW YORK

PHONE 561-3695

Lake Country Estates

Pre-Preliminary approval given Nov. 11, 1970
Minutes of Nov. 11, 1970 State Public Hearing is read.
Preliminary Approval Review
Subdivision Regulations.

- 5B2 Name and address of record owner not given.
- 5B8 Contour lines not given.
- 5B9 Typical cross section of proposed roadways.
Curbs and sidewalks not given.
- 5B12 Provisions for providing water to the subdivision
not given.
- 5B13 Means for treatment of sanitary sewage not given.
- 5B15 Drainage plan not supplied.
- 5B17 Setback lines not given.

Field Inspection

Ground is relatively cleared and leveled, but will require final grading. Houses have been vandalized, some to the extent of being structurally unsafe. Proposed road will connect to existing Knox Drive without any trouble.

Nuvin Holding Corp.
Box 7, 327 Central Valley, N.Y.
Mr. Louis Rosefield, Pres.

April 19, 1967

re; Lake Country Estates

Dear sir:

The New Windsor Planning Board has received and approved the pre-preliminary realty subdivision plans, Section 1, Titled Lake Country Estates, comprising approximately (100) one hundred lots, located on MacNary land, between Union Avenue and Little Britain Road, submitted by you on March 22, 1967.

Your request to proceed with the construction of (3) three model homes proposed for lots No. 1, 2, and 3, respectively, of said map has been allowed with the understanding and provision, of which you have been already informed, to the effect that no sanitary installation or occupancy permit will be granted until all Town requirements and regulations as required by the approval of a final subdivision plan has been duly executed.

Your cooperation in this matter will be appreciated.

Yours truly
Theodore F. Jargstorff
Theodore F. Jargstorff
Chairman, New Windsor
Planning Board.

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision XXXXXX as submitted by Woodwind (Extention)
for the building or subdivision of _____
has been reviewed by me and is approved ^{Conditional} XXXXX ~~disapproved~~ _____

If disapproved, please list reason.

Sub-divider must post additional bonds and inspection fees.

This sewer line must be inspected and approved by Engineer assigned by the Town Board before any sewer permits can be issued.

Contractor shall make connections to the house after approval has been given by the Engineer assigned by the Town Board has given their approval.

Each lateral must be inspected by this department and recorded on proper permit.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Sydney D. Masten
SANITARY SUPERINTENDENT

10/1/73

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____ Subdivision _____

as submitted by _____ Lake Country Estates
Pre Preliminary Minor Subdivision Plan

for the building or subdivision of _____ Lake Country Estates

has been reviewed by me and is approved yes disapproved _____

~~If disapproved, please state reasons here.~~

Sewage disposal plans must be submitted showing percolation
of ground and type of system to be installed.

HIGHWAY SUPERINTENDENT
State, County, Town.

WATER SUPERINTENDENT

Orville Craig
SANITARY SUPERINTENDENT

Final approval
4/19/77

Woodwind - (Extension) (Block F)
Town of New Windsor - Orange County - N.Y.
by Theodore Jargstoff L.S. 11241 and 7208N
Scale 1" = 40 Ft

Location Sketch

Woodwind Development
Lot #1, Block C

Woodwind Development
Lot #1, Block A

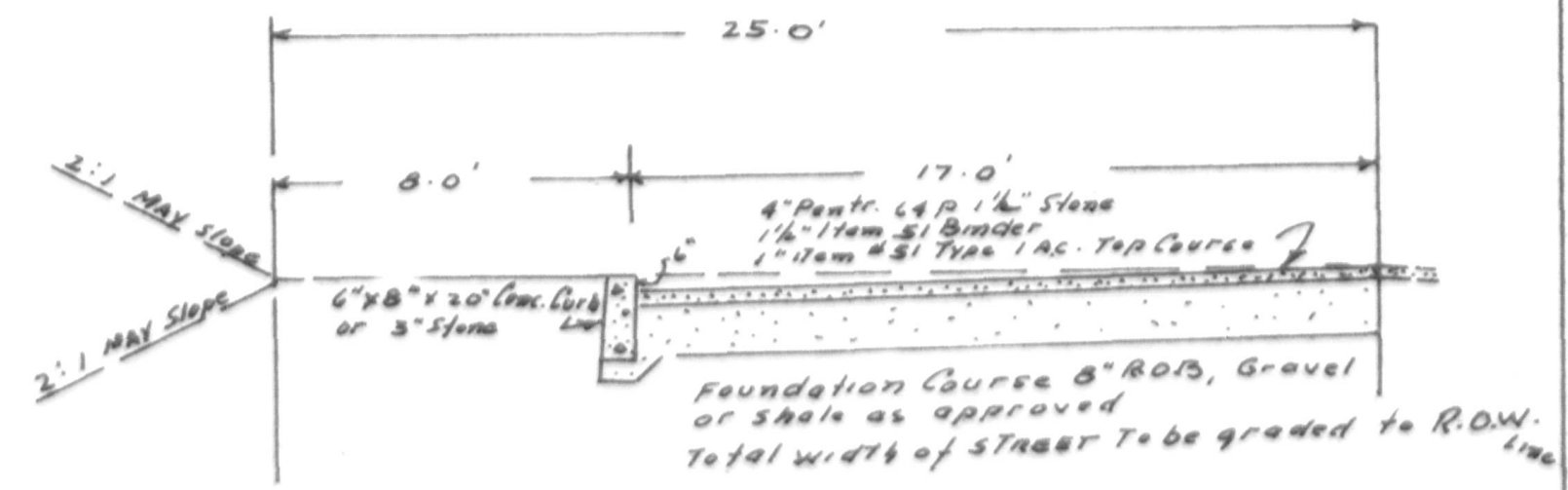
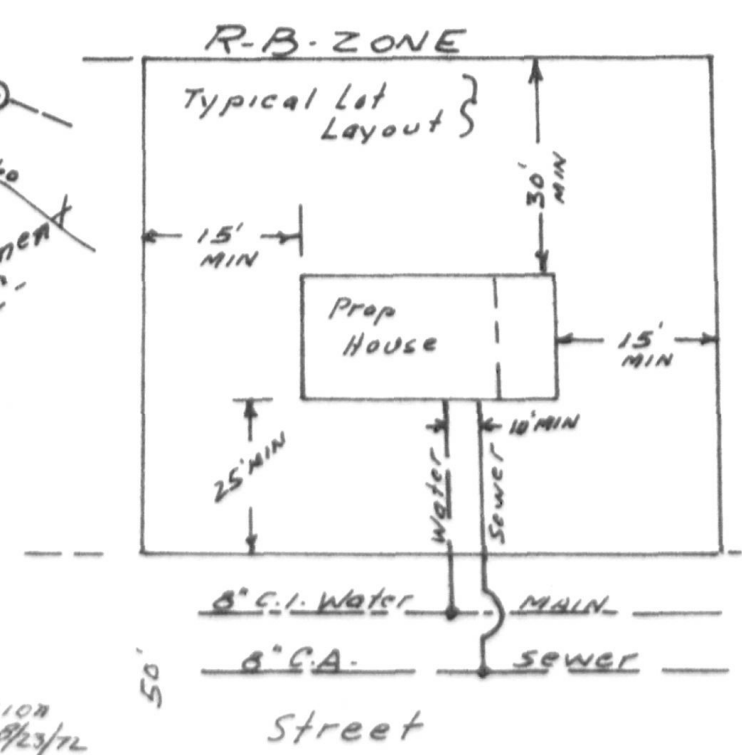
Half Road Section - Suburban Street
Scale 1/4" = 1 Ft.

by Theodore Jargstorff L.S. 11241 and 7208N
{Scale 1" = 40 Ft



Orange County Health Dept.

Planning Bd.



Half Road Section - Suburban Street
Scale $\frac{1}{4}" = 1 \text{ Ft.}$